

## Rowans Crescent, Nottingham, NG6 8YH



**Offers Over £210,000 Freehold**



This modern townhouse is perfect for any first time or family buyer as it is well presented and offers plenty of space throughout. The property is situated in a popular location with easy access to local amenities, various schools and excellent transport links. Call now to arrange a viewing and avoid disappointment!

The property comprises of:



## Ground Floor

### Hallway

Access via door to front elevation. Includes doors to living room, kitchen, cloakroom, and stairs to first floor landing.

### Living Room

15'9" x 13'5" max



Includes radiator, French door to rear garden, to ceiling pendant lights, and access to understairs storage.

### Kitchen

10'11" x 6'4"



Includes double glazed window to front elevation, stainless steel sink with stainless steel mixer tap, rolltop worktops, range of wall and base units, integrated oven, gas hob, and overhead extractor, radiator, and ceiling pendant light.

### Cloakroom

Includes W. C, wash hand basin with stainless steel taps, and ceiling pendant light.

## First floor

### Landing

Includes radiator, ceiling pendant light, and doors to bedroom two, bedroom three, and bathroom.

## Bedroom Two

11'7" x 13'5"



Includes two double glazed windows to rear elevation, radiator, and ceiling pendant light.

## Bedroom Three

8'5" x 13'5"



Includes two double glaze windows to the front elevation, radiator, and the ceiling pendant light.

## Bathroom



Includes bath with stainless steel mixer taps and shower hose connection, pedestal sink with single steel taps, W. C, radiator, Ceiling pendant light, and extractor fan.

## Second floor

### Landing

Include ceiling pendant light, built-in storage cupboard which contains the condenser tank, and solar panel control unit, Velux skylight, with doors to bedroom one.

### Bedroom One 12'3" x 9'10"



Includes radiator, double glazed window to front elevation, airing cupboard, built-in wardrobe, ceiling pendant light, loft access, and door to ensuite.

## Ensuite



Includes enclosed shower cubicle, W. See, pedestal sink with taps, radiator, ceiling pendant light and spotlight, and Velux skylight window.

## External



To the front of the property is a small slate area with a section for bin storage. To the rear is an enclosed rear garden with decking area, laid to lawn, pebbled borders and privacy fencing surrounding.

The property also has an allocated parking space and separate garage.

### Other Information

This property has a Freehold Tenure is a Council Tax Band C with an EPC rating "B".

Viewing is strictly arranged via Belvoir so please call today and arrange an appointment.

NOTE All the measurements given in the details are approximate.

NOTE Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only.

NOTE Belvoir, for themselves and the Vendors of the property, whose Agents they are, give notice that:

1 - These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a Contract.

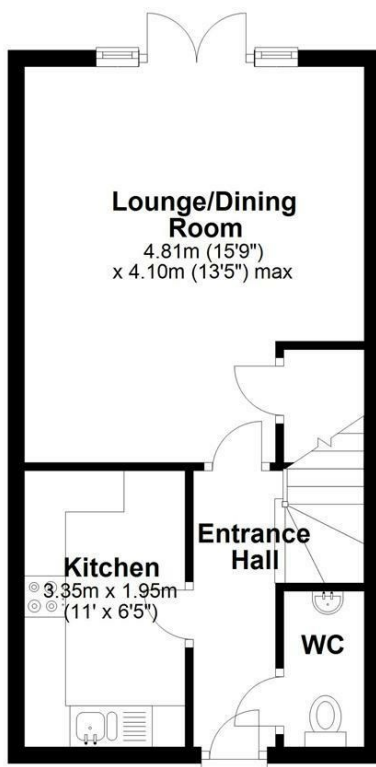
2 - No person in the employment of Belvoir has any authority to make or give any representation or warranty whatsoever in relation to the property.

PURCHASE PROCEDURE All negotiations are conducted through Belvoir. Please contact our Sales Office if you wish to purchase this property before applying for a mortgage or contacting your solicitor, otherwise you may find that we have agreed a sale to another purchaser.

No responsibility can be accepted for any loss or expense incurred in viewing

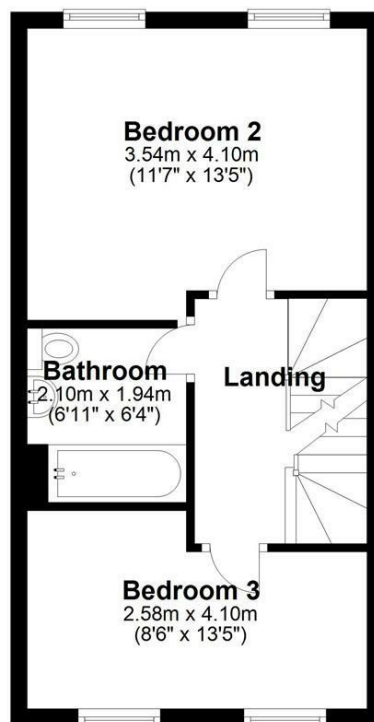
## Ground Floor

Approx. 34.0 sq. metres (365.9 sq. feet)



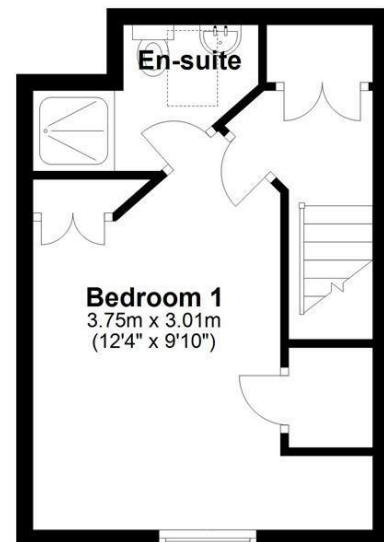
## First Floor

Approx. 34.6 sq. metres (372.4 sq. feet)



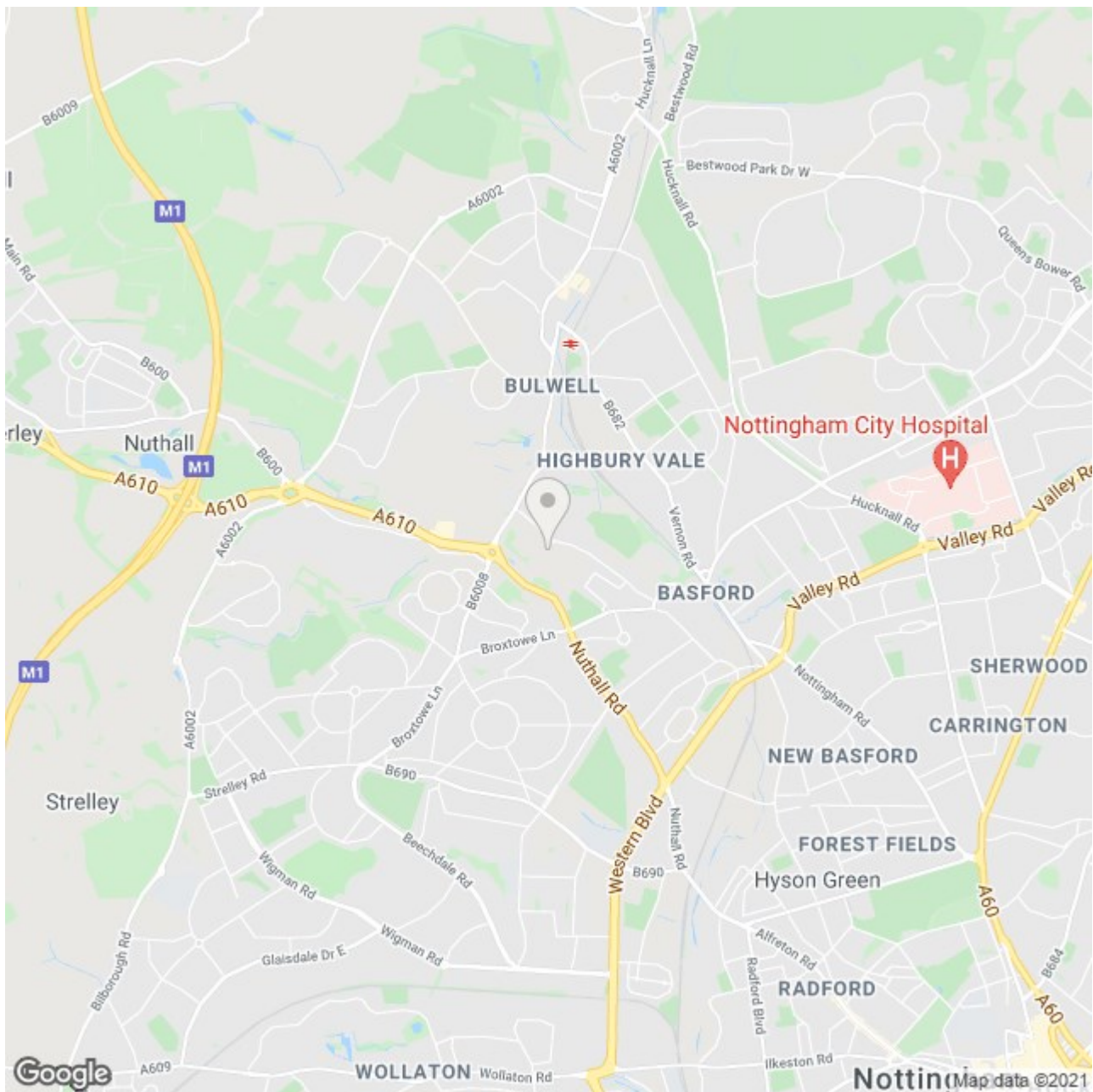
## Second Floor

Approx. 24.5 sq. metres (263.4 sq. feet)



Total area: approx. 93.1 sq. metres (1001.6 sq. feet)





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	